

AGENDA

SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES & BASEBALL

May 3, 2004

**Aldermen Lopez, Gatsas,
Guinta, DeVries, Smith**

5:15 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Lopez calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Deputy City Solicitor Arnold, on behalf of Frank Catapano, recommending approval for the release of a small parcel of land from the Master Lease with Manchester Downtown Visions, LLC with the intent that it be conveyed to Mr. Blouin.
Ladies and Gentlemen, what is your pleasure?
4. Any other business which may come before the committee for approval.
5. If there is no further business, a motion is in order to adjourn.



**City of Manchester
Office of the City Solicitor**

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Thomas R. Clark
City Solicitor

Thomas I. Arnold, III
Deputy City Solicitor

Daniel D. Muller, Jr.
Kenneth R. Bernard
Michele A. Battaglia
Marc van Zanten

April 23, 2004

Michael Lopez, Chair
Special Committee on Riverfront Activities and Baseball
One City Hall Plaza
Manchester, New Hampshire 03101

Dear Michael:

I have attached a letter from Frank Catapano (copy attached) requesting that a small parcel of land, as shown on the plan attached to Mr. Catapano's letter, be released from the Master Lease with Manchester Downtown Visions, LLC with the intent that it be conveyed to Mr. Blouin along with the property under the discontinued portion of South Bedford Street in return for right of way (road) and utility easements over his triangle of land to the south of the present South Bedford Street.

I have attached a legal description of land to be removed from the Master Lease.

I would ask that the Committee approve removing this land from the Master Lease and approve its transfer to Mr. Blouin.

Thomas Clark or I will be in attendance at the next meeting of the Special Committee should there be any questions.

Very truly yours,

Thomas I. Arnold, III
Deputy City Solicitor

TIA/hms

attachment

Manchester
Downtown Visions, LLC.

April 19, 2004
Mayor Baines
Manchester Board of Alderman
c/o Manchester City Solicitor's Office
One City Hall Plaza
Manchester, NH 03101
Att: Tom Arnold, Asst. City Solicitor

Dear Mr. Mayor and Board of Alderman:

Attached please find the site plan relative to the Blouin/Auto City easement necessary for the public way to enter the Riverfront Development and Baseball site.

It has come to our attention that the bid access to the new public way would cross land presently leased to Manchester Downtown Visions. Pursuant to that, Manchester Downtown Visions would release the legally described property (see attached) from the Master Lease, allowing the City of Manchester to convey that specific parcel of land to Paul Blouin/Auto City. Assistant City Solicitor, Tom Arnold, will be providing the legal description as demonstrated in the attached site plan.

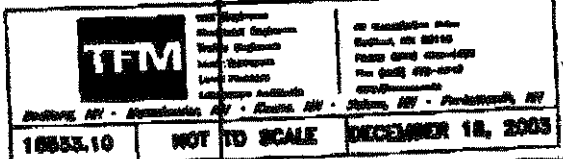
Manchester Downtown Visions is releasing only that described and shown parcel of land from the Master Lease. All other lands remain as described in the Master Lease.

Best Regards,

Frank Catapano

Frank Catapano

Attachment
Fc/tsd



Access Easement

A certain access easement area across the northeasterly portion of Road Parcel A and shown as "ACCESS EASEMENT TO BLOUIN BY CITY OF MANCHESTER" on plan set entitled "SUBDIVISION PLAN SINGER PARK TAX MAP 909 LOTS 4 & 5 SOUTH COMMERCIAL STREET MANCHESTER, NEW HAMPSHIRE", prepared for the City of Manchester, (sheet 3 of 25), dated January 9, 2004 as revised by TFMoran Inc and further bounded and described as follows,

Beginning at a point on the southerly sideline of South Bedford Street at the northeasterly corner of Road Parcel A, said point also being located N84°10'22"W a distance of 0.47' from an iron rod found, thence

S20°18'19"E by Tax Map 930, Lot 7 a distance of 24.89' to a point at the northerly sideline of a proposed public roadway and utility easement, thence

Westerly through Road Parcel A, by the northerly sideline of said proposed public roadway and utility easement, along a curve to the left having a radius of 125.00', a distance of 12.81' to a point, thence

S84°21'55"W through Road Parcel A, by the northerly sideline of said proposed public roadway and utility easement, a distance of 38.06' to a point, thence

N20°04'44"W through Road Parcel A a distance of 11.57' to a point on the southerly sideline of South Bedford Street, thence

N69°55'16"E by said southerly sideline of South Bedford Street a distance of 48.98' to the point of beginning.

Containing an area of approximately 880 square feet.